

**Lake of the Pines
Association Inc.
7257 Ashard Road Lake, MI 48632
Phone: (989) 588-9304 Fax: (989) 588-4145**

SUBJECT TO BOARD APPROVAL

Lake of the Pines Board Meeting Notes

December 11th, 2021

OPENING

Steve Berry called the meeting to order at 10:00 am. There were 17 Associations Members present. Steve started the meeting, joined by all present, by saying the Pledge of Allegiance to the Flag.

ROLL CALL

<u>2019-2022</u>	<u>2020-2023</u>	<u>2021-2024</u>
Steve Berry	Bob Eckardt	Cindy LaFave
Don Mann	Pete Wedesky	Rick McCombe
Dennis Hawley	Cheryl Dziurkowski	Dave Helka
Larry Gibson		Rod Saunders

Roll Call was taken Cindy LaFave was absent, and excused. All other board members present.

APPROVAL OF MINUTES

Motion was made by **Bob Eckardt**, and second by Rick McCombe, to accept the Minutes of the Board of Directors Meeting, November 13th, 2021, as written. Vote taken. **Motion was unanimously passed.**

ANNOUNCEMENTS

- Upcoming events
 - New Year's Eve Party – December 31, 2021 at 7:00 pm

OFFICER'S REPORTS

PRESIDENT'S REPORT – Steve Berry

- **Update on dam** –
 - Stakes have been placed in the dam area that the County intends to acquire. It is available for everyone to see. There was yellow ribbon out there but it was cut-off because it was blowing off from the wind. We sent out an email to invite LOP Association member out to view the area with us and one person showed up.
 - Part of the land that Clare County is proposing to take as part of the Dam acquisition does extend a little bit into our campground play area by the beach. Fortunately, the pavilion is outside of the boundary line. We had a brief conversation with the Clare County officials and they said that they are willing to work with us regarding the use of that land.
 - We contacted our attorney the other day, sent him photos of the area and he is going to put some verbiage into the agreement regarding the campground play area and usage of that land.
 - We're waiting for our attorney to get with the Clare County attorney to finalize everything and no one seems to be in a hurry.
 - We're hoping for completion in a month or two.
- Related to the Clare County Dam acquisition, everyone should have seen a line item on their Winter tax bills that say "Doc and Tom Lake". It's \$14.00 for properties on the lake and \$7.00 for properties off the lake. The has nothing to do with the actual "Doc and Tom Lake" and LOP does not receive any of that money from the County. It a Special Assessment fee to cover all of the legal fees and the engineering fees associated with the Dam Acquisition.
- Bill Timmer resigned from the BOD last month and there is still a vacant position on the Board, if anyone is interested in becoming a BOD fill out an application in the LOP office.

VICE PRESIDENT'S REPORT – Don Mann

- Don Mann was acting as Nominating director on December 4, 2021 vote count because Dave Helka was not available.
- A vote to increase the annual assessments for the primary lots by \$65.00, for a total assessment of \$200.00 was passed on December 4, 2021. The secondary lot assessments remain the same.
- The vote count was:
 - 485 – Yes votes
 - 189 – No votes

These vote counts were verified by the following:

Donald Mann – BOD Vice President
Rod Saunders – BOD Nominating/Balloting
Nancy Wilamowski – Committee Member
Ruth Boerner – Committee Member
Karen Fife Wells - Committee Member

SECRETARY'S REPORT – Cheryl Dziurkowski

- Merry Christmas and Happy New Year to everyone.

TREASURER'S REPORT – Cindy LaFave (Absent)

- **Motion** was made by Steve Berry, and seconded by Bob Eckardt to approve the bills from November totaling \$13,489.15. Vote taken. **Motion was unanimously passed.**

COMMITTEE'S REPORTS

EXECUTIVE'S REPORT – Steve Berry

- No report

ARCHITECTURAL'S REPORT – Dennis Hawley

- No report

ECOLOGY'S REPORT – Rick McCombe

- We currently have (2) competitive lake management quotes from PLM and Savin. The third supplier, Lake Pro, was supposed to come to LOP on December 6th, 2021 for their quote review/presentation and they didn't show up. We had a follow-up conversation with the Lake Pro representative and they said that they could not come in with better prices than we had with their competitors.
- Our current lake management contract expires at the end of 2021.
- LOP has been pretty happy with the services we've received from PLM and they are the most competitively priced lake management supplier because of the size of their company. We used Savin before PLM and had some issues with their company as well and a big Milfoil issue on our lake. After analysis of their quotation, most of their unit pricing for comparable items on the PLM quote were higher. Savin has consistent pricing for a 3-year contract and PLM has one large

payment and the rest are lower prices. The largest lake wide treatment payment for PLM will be in 2023.

- Savin proposes using more chemicals to treat our lake than PLM.
- Based on our analysis of the information we received from PLM and Savin regarding price and services the BOD is recommending PLM for our next lake management resource.
- PLM is willing to work with us with regards to our finances. They will do as much or as little as we can afford. They provided us with unit prices and they do not have min/max. requirements.
- Our latest dues increase allowed us to include the estimates from PLM in our 2022 Budget.
- It is important to note that it is not our intent to eliminate every weed with the exception of Milfoil in our lake, it is not the intent of PLM either and EGLE would not allow us to remove all weeds. They have limits on removal of native weeds.

ASSOCIATION TIME

- **Connie Crawford** - Lots 200-202 - Woodland Heights
 - **Question** – Does the 100 feet from land mean around Pontoon Island because they didn't do it last year?
 - **Answer** – Rick McCombe – Yes, it does include Pontoon Island but it doesn't include party island
 - **Comment:** The weeds were terrible around our boats last year!
 - **Answer** – Steve Berry – That was “Wild Celery” and it is a protected species for the ducks and PLM is not allowed to spray “Wild Celery”
 - **Comment:** The second company, Savin you mentioned has done a great improvement at Lake Tahoe. Lake Tahoe was in a lot of trouble and Savin is resolving their issues.
- **Motion** was made by Cheryl Dziurkowski, and seconded by Bob Eckardt to approve awarding PLM a 3-Year Lake Management contract per their quotation. Vote taken. **Motion was passed with nine “yes” votes and one abstain vote.**

Steve Berry –	Yes Vote
Rick McCombe –	Yes Vote
Cheryl Dziurkowski –	Yes Vote
Pete Wedesky –	Yes Vote
Dave Helka –	Yes Vote
Dennis Hawley –	Yes Vote
Bob Eckardt –	Yes Vote
Larry Gibson –	Yes Vote
Don Mann –	Yes Vote

Rod Saunders – Abstain Vote

- Rick McCombe will contact PLM to award them the 3-Year Lake Management Contract
- It is important that we have someone from our LOP BOD accompany PLM on their Air Boats during their inspections and/or applications to point out the problem areas on our lake.
- There are maps of our lake available in the LOP Office for association members to use to mark any troubled areas of the lake then give to BOD members

MAINTENANCE'S REPORT – Larry Gibson

- Our maintenance garage is now hooked up to free natural gas and we no longer need to purchase propane.
- We will be installing new American made special lights on the LOP entrance sign on Ashard Road that includes a 5-year warranty.

NOMINATING/BALLOTING REPORT – David Helka

- No report.

PERSONNEL'S REPORT – Bob Eckardt

- As you know Michelle Waters left LOP for a new opportunity and we received (4) good candidates applying for her position.
- We hired two of the four candidates on a part-time basis. One person Cindi McKenzie started December 2, 2021 and Kim Roy will start January 6, 2022
- Nancy Reager will remain part-time and will train Cindi during the month of December and Kim during the month of January.
- Cindi will be the office manager.
- We intend to maintain the same number of hours with 3 part time employees as we had with one full time & one part time employee
- This schedule allows for more flexibility - everyone will have an opportunity for a week-end off.
- Once everyone is trained, we will go back to our regular winter schedule for office hours

PUBLIC RELATIONS'S REPORT – (Open)

- No report

SPECIAL PROJECT'S REPORT – Dave Helka

- No report

FUTURE PLANNING'S REPORT – Pete Wedesky

- Commend the BOD and especially Steve Berry and Don Mann for their leadership in getting the Dues increase vote pushed through. We have a good BOD team.

UNFINISHED BUSINESS

- Bob Eckardt received two quotations from Computer Repair & Onsite Services, LLC for upgrading the LOP WIFI system and providing additional security to our network.
 - The first quotation included replacing our current router, provide secure networking software, adding two (2) access points, and (1) new switch for \$2,675 which will accommodate 150 connections for people at the same time.
 - The second quotation includes making software updates to our current router, provide a 2nd access point in the Rec. Hall, and add (1) new switch for \$1,130.00 which will accommodate 25 connections for people at the same time.
- Due to the fact that our current router is still in good condition, a **Motion** was made by Bob Eckardt, and seconded by **Don Mann** to pursue the 2nd Option totaling \$1,130.00. Vote taken. **Motion was unanimously passed.**

- Don Mann, Bob Eckardt, & Larry Gibson routed the required CAT6 cabling from our exiting router to the REC. Hall in preparation the new equipment.
- He will order equipment next week and the installation will follow.
- Once the WIFI system is updated we will try to set up Zoom meetings for people who can not make it to the meetings can attend via Zoom.

NEW BUSINESS

- We have two BOD positions currently open – “Public Relations and Nominating/Balloting Report”
- **Motion** was made by Cheryl Dziurkowski, and seconded by Larry Gibson to nominate Rod Saunders to the BOD Nominating/Balloting Report position. Rod Saunders accepted the position. Vote taken. **Motion was unanimously passed.**
- Steve Berry stated we need to raise the fees for Boat Docks on Pontoon Island. In well over 20 years the current boat dock fees are only up 25%. We discussed raising the fees by \$25.00 in the BOD workshop. The fees haven’t been raised proportionately in the same fashion as the cabins (85%) and campground (108%). There are currently 104 spaces for docking boats and are approximately 80 people on a waiting list. In 2021 there were about twenty-five paid *boat spaces* with no boats for the entire season.
- Larry Gibson stated we need a rate increase just to take care of the boat docks repairs that were identified when we removed the docks in October 2021 as well as the supply in demand issue.
- Steve Berry stated Pontoon Island is an allocated fund and all funds over \$10,000 are transferred to the lake fund.
- Don Mann stated that a large increase for Pontoon Island fees is not fair to those who do not live on the lake. Steve Berry responded the people that live on the lake pay more for their property and taxes then people who don’t live on the lake. The people that live on the lake own their dock, Pontoon Island is a dock rental and prices should increase with inflation and demand.
- Larry Gibson stated we could potentially put more docks on the lake to generate additional funds but it would require a huge capital investment.
- Dennis Hawley stated another idea is to have a boat launch fee of \$25 per year to have a boat on the water. That way everybody pays their fair share. It will be a challenge for security to enforce it.
- Pete Wedesky stated people have a choice of having their boats docked on Pontoon Island and fees have to go up but you can choose to pay it or not.

ASSOCIATION TIME

Bill Stanley - Lots 123-124 - Tamarack Trails

Question – Do you think a \$25.00 raise is enough to encourage the 30 people not using their docks to give them up?

Answer – Steve Berry – Probable not but might push a few out

Comment – If you raise it by \$75.00 it may be enough to encourage people to let it go to someone else that would use the docks.

Mike Peterson - Lots 161-162 - Birchwood Heights

Question – Can we put a time limit on the length of stay? Maybe like three years then let someone else have a chance

Answer – Steve Berry – Well after waiting 5 years to finally get you dock and we tell you after three years you have to leave could get ugly.

Comment – The president moves on after four years

Brian Bouwens - Lots 138 - Tamarack Trails

Question – No problem raising the dock fees but to compensate why not open the season up longer – put the docks in earlier and take them out later?

Answer – Steve Berry – The current window of time is April 1st which is the earliest possible until the second Sunday of October.

Comment – Brian Bouwens - You can't extend it until November! If you charge more then give me more time on the lake.

Answer – Bob Eckardt – We took them out this October and froze our butt off.

Comment – Steve Berry – According to the agreement you sign for your boat dock rental it states the 2nd Sunday in October. We are flexible when the weather permits.

Tanya Stanley - Lots 123-124 - Tamarack Trails

Question – Because of the supply in demand issue, can we raise the fees until the new docks are put in then afterwards lower the fees back to where they are now?

Answer – Steve Berry – Adding new docks is going to be a totally separate issue because there will be just as many people for it as against it. A lot of people don't want more boats on the lake.

Jan Mann - Lots 249-253 - Birchwood Heights

Question – If you are planning to change the form can you make sure that the person that rented the dock is the person whose boats is in the water. New Neighbor sub-leased from someone else.

Answer – Steve Berry – That is already on the form – went out to confirm this past summer and there were a couple of them that couldn't be verified but most were matched. We did revise the agreement that every boat has to have a visible LOP sticker on it. It must be visible from the shore. We will inspect on a regular basis. No one has multiple docks on Pontoon Island.

Linda Berry - Lots 115 - Pinehurst

Question – Can we have a designated LOP owned dock to rent that can be rented by the day or by the week?

Answer – Steve Berry – It's a good idea. If we could get 4 or 5 additional docks off Pontoon Island somewhere that members can rent for \$20.00 a day then maybe it could free up the long waiting list for Pontoon Island docks.

Geri Shaw - Lots 190 - Tamarack Trails

Comment – We used to have boat dock rentals at LOP

Tony Drewek- Lots 35 - Tamarack Trails

Question – Do they have to sign a new contract each year?

Answer – Per Steve Berry – everyone with a boat on Pontoon Island signs a new agreement every year. The new agreement along with the Boat Dock Rental payment is mailed out with your Assessment Dues and is required to be turned back in by April 1st otherwise they lose their spot.

Comment – Tony Drewek – We should just raise the fee up to \$200 and not mess around. It is still underpriced at \$200. Also add “No drinking on Pontoon Island”!

Jan Mann - Lots 249-253 - Birchwood Heights

Comment – Why not \$25 increase this year and \$50 next year

Comment – Steve Berry – that’s what we talked about in our workshop

Connie Crawford- Lots 200-202 Woodland Heights

Question – Regarding the Dam, are we still going to be charged for anything that goes wrong with the Dam?

Answer – Per Steve Berry – Absolutely you will and that is the way it currently is set-up with the County

Question – We have some small lots on Pontoon Island, can we make them bigger or rent them for a Ski-Doo or something smaller?

Answer – Per Steve Berry – We can’t make them bigger because of the way they attach to the seawall but we could offer them for a reduced rate. There are (3) available.

Question – Connie Crawford - When you inspected Pontoon Island, how many boat docks were empty?

Answer – Per Steve Berry – In July there were about (28) empty boat docks and a few weeks later during a second inspection there were (25) empty boat docks

Comment – Connie Crawford - If we have a surplus of \$10,000, I don’t understand why we are talking about raising the fees.

Answer – Per Steve Berry – It is not a surplus of money. It is money set aside for repairs. The money is also used to support of lake

Ben Downer - Lots 77 - Pinehurst

Comment – I can see Pontoon Island from where I live and there a boat dock spots where the weeds are grown up. Don’t twiddle around and just raise the price to \$200 and make people pay

John Mitten - Lots 572-576 Birchwood Heights

Comment – John Mitten - \$25 raise would result in \$2,600 increase, \$50.00 would result \$5,200 increase, \$75 raise result in \$7,800 increase.

Question – John Mitten - You have 80 people on a waiting list. How long has the longest person on the waiting list been waiting?

Answer – Steve Berry – I know the person on top of that list and she’s been waiting about 5 years.

Comment – John Mitten - It’s not fair for the people on the list to keep waiting if people paying \$125 a year don’t really use it but the price is good for the one or two times they come up to use it.

Comment – John Mitten - Regarding the rental docks outside of Pontoon Island let’s look into making them a “T” shaped docks to have more available to rent.

- **Motion** was made by Bob Eckardt, and seconded by Rod Saunders to raise the Pontoon Island Boat Dock Rental Fee by \$50 per year for a total of \$175 per year. Vote taken. **Motion was passed with eight “yes” votes and two “no” votes.**

Steve Berry – **Yes Vote**

Don Mann – **No Vote**

Rick McCombe – **Yes Vote**

Dave Helka – **No Vote**

Cheryl Dziurkowski – **Yes Vote**

Pete Wedesky – **Yes Vote**

Larry Gibson – **Yes Vote**

Dennis Hawley – **Yes Vote**

Bob Eckardt – **Yes Vote**

Rod Saunders – **Yes Vote**

- The LOP Associations has (3) non common buildable lots that we want to sell. Two of the small lots are interior lots, one on White Acres Lot #63 and the other on Cedarhurst Lot #288. The third lot is a 93' water front lot on Larch next to the boat launch, Tamarack Lot 149. We did some investigation regarding waterfront lots that recently sold in our area. One was sold for \$38,500 which is about the same size lot as the one we have available. Another one on waterfront lot on Pinehurst, which was a little larger with a small garage, sold for \$50,000. Another (5) lots together on Evergreen sold for \$59,900. We're not sure why LOP had held onto these properties for so long but we pay taxes on these lots and we don't collect dues.
- We discussed opening up the sale these properties to our LOP members first before going onto the open market for sale. We would put a time limit maybe to the end of January to accept sealed bids for the properties for the LOP association members. At that time, we would open up the sealed bid envelopes to see if any of the bids meets our minimum requirements. If we don't then we would go out to the public
- We would be willing to take the best offer we could get on the two smaller lots but we would want to get a market price for the waterfront lot. We feel that \$35,000 is a good minimum price for the waterfront lot
- If we received two bids exactly the same from the LOP members then we would resort to a drawing
- After the sale of these lots we would like to start a capital improvement fund in our budget with the money. Capital investments would be for expensive items such as the roof. It will probably take all of the money we receive from selling the lots to pay for a new roof.
- **Motion** was made by Steve Berry, and seconded by Bob Eckardt to have a sealed bid for White Acres Lot #63 and the other on Cedarhurst Lot #288 until January 31st, 2022 for LOP members only in good standing and we will accept the highest qualified bid. Vote taken. **Motion was unanimously passed.**
- **Motion** was made by Don Mann, and seconded by Rick McCombe to have a sealed bid for the waterfront Tamarack Lot 149 until January 31st, 2022 for LOP members only in good standing and with a minimum starting price of \$35,000 and we will accept the highest qualified bid. Vote taken. **Motion was passed with nine "yes" votes and one abstain vote.**

Steve Berry –	Yes Vote	Larry Gibson – Abstain Vote
Rick McCombe –	Yes Vote	
Cheryl Dziurkowski –	Yes Vote	
Pete Wedesky –	Yes Vote	
Dave Helka –	Yes Vote	
Dennis Hawley –	Yes Vote	
Bob Eckardt –	Yes Vote	
Rod Saunders –	Yes Vote	
Don Mann –	Yes Vote	

- These sealed bid requests will go out to our LOP association members within the next few weeks

SUB-COMMITTEE'S REPORTS

WOMEN'S CLUB REPORT – Geri Shaw

- Santa Visit Saturday December 11, 2021 from 1:00 pm until 3:00 pm in the Rec. Hall
- Women's Club gave bonuses to our LOP employees

MEN'S CLUB REPORT – Bob Eckardt

- Men's Club gave bonuses to our LOP employees
- Men's Club donated \$250 to Helping Hands

VOLUNTEER SECURITY PATROL REPORT – Leo Stevens

- Done for the year from April 1st until November 31st
- Security patrol traveled over 4700 miles this year, put in 380 hours, issued 15 stickers for missing LOP sticker on your windshield, and 12 incidents assisting the police or fire department
- Security patrol is officially over but a couple of guys are still keeping an eye on things.

ASSOCIATION TIME

Allan Kagle - Lot 73 Pinehurst

Comment – That lot by the boat launch is an odd shaped lot and we may have an issue putting in the boat launch dock.

Comment – That is a 93' waterfront lot and the new owners would have to put their dock away from the boat launch.

Closing

Motion was made by Bob Eckardt, second by Larry Gibson to adjourn the meeting @ 11:41 AM. **Motion was unanimously passed.**

Respectively recorded and transcribed by:

Cheryl Dziurkowski, Secretary
LOP Board of Director

Donald Mann, Vice President
Lake of the Pines Board of Directors

Cheryl Dziurkowski, Secretary
Lake of the Pines Board of Directors